

**NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, June 9, 2022, at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of David Weiss, 175 Peppermint Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 175 Peppermint Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a 2,160 square foot pole barn.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum accessory size of 1,250 square feet. The petitioner, therefore, requests a 910 square foot variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a pole barn seventeen [17] feet in height.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum building height of sixteen [16] feet for an accessory structure. The petitioner, therefore, requests a one [1] foot variance.

2). The petition of Ryan Burkard, 268 Hall Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a pole barn on premises owned by the petitioner at 268 Hall Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a 1,380 square foot pole barn.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum accessory size of 750 square feet. The petitioner, therefore, requests a 630 square foot variance.

3). The petition of Andrew Warne, Ulrich Sign Company, 177 Oakhurst Street, Lockport New York 14094 for one [1] variance for the purpose of installing a ground sign on premises owned by Pavement Road Storage LLC at 515 Pavement Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F (2) (c) [2] [a] of the Code of the Town of Lancaster. The request calls for installing a ground sign eight [8] feet, eight [8] inches above finished grade.

Chapter 400, Zoning, Section 30, Subsection F (2)(c) [2] [a] of the Code of the Town of Lancaster requires signs no higher than four [4] feet above the average finished grade. The petitioner, therefore, requests a four [4] foot, eight [8] inch variance.

4). The petition of Mark Catanzaro, 17 Plumb Creek Trail, Lancaster, New York 14086 for two [2] variances for the purpose of installing a shed within a public utility easement on premises owned by the petitioner at 17 Plumb Creek Trail, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing a shed one [1] foot, four [4] inches from a side property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum accessory location from the lot line of five [5] feet. The petitioner, therefore, requests a three [3] foot, eight [8] inch variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing a shed within a seven [7] foot, six [6] inch public utility easement for drainage.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires no structures, other than fencing, be allowed within any drainage access easement. The petitioner, therefore, requests a five [5] foot, two [2] inch public utility easement for drainage variance.

5). The petition of Brian and Michelle Brooks, 18 Kelly Ann Drive, Lancaster, New York 14086 for one [1] variance for the purpose of installing a parking area on premises owned by the petitioners at 18 Kelly Ann Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for installing a parking area on the side of the house, two [2] feet from the side property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for parking, loading and stacking areas abutting a Residential District of five [5] feet. The petitioners, therefore, request a three [3] foot variance.

6). The petition of Gary Louth, 375 Stony Road, Lancaster, New York 14086 for three [3] variances for the purpose of constructing a pole barn on premises owned by the petitioner at 375 Stony Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a pole barn, eighteen [18] feet, six [6] inches in height.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum accessory building height of sixteen [16] feet. The petitioner, therefore, requests a two [2] foot, six [6] inch variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a pole barn seven [7] feet from the side lot line.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the minimum location, from a side lot line, of fifteen [15] feet for an accessory structure. The petitioner, therefore, requests an eight [8] foot variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a 2,400 square foot accessory structure.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the maximum accessory structure size of 1,250 square feet. The petitioner, therefore, requests a 1,150 square foot variance.

7). The petition of Charles Solfrank, Adjutant, Pvt. Leonard Post VFW #6251, 1822 Como Park Boulevard, Lancaster, New York 14086 for one [1] variance for the purpose of installing a ground sign on premises owned by the petitioner at 1822 Como Park Boulevard, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F (1) (b) of the Code of the Town of Lancaster. The request calls for installing an illuminated ground sign at nine [9] feet from finished grade at an existing brick frame structure, zero feet from the front property line.

Chapter 400, Zoning, Section 30, Subsection F (1) (b) of the Code of the Town of Lancaster requires one permanent nonilluminated identification sign indicating the name, owner or manager of the development, no more than six [6] feet in height above finished grade and shall be permitted on a major street which the development abuts, but not less than twenty-five [25] feet from any lot line. The petitioner, therefore, requests a three [3] foot height variance, an illumination variance and a twenty-five [25] foot front property line setback variance.

8). The petition of Jeremy Wechter, 102 Maple Drive, Bowmansville, New York 14026 for two [2] variances for the purpose of adding an addition to an existing garage on premises owned by the petitioner at 102 Maple Drive, Bowmansville, New York, to wit:

A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a 400 square foot addition to an existing garage, totaling 840 square feet.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a maximum accessory structure size of 750 square feet. The petitioner, therefore, requests a 90 square foot variance.

B. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for an accessory structure 2.4 feet from a side lot line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires the minimum location of five [5] feet from the side lot line. The petitioner, therefore, requests a 2.6 foot variance.

9). The petition of Sheryl Cleveland and John Grucza, 83 Stutzman Road, Bowmansville, New York 14026 for one [1] variance for the purpose of installing a privacy fence on premises owned by the petitioners at 83 Stutzman Road, Bowmansville, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot tall fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a necessary retaining wall, over three [3] feet in height, shall extend into the front yard of any lot. The petitioners, therefore, request a three [3] foot height variance.

10). The petition of Melissa Jozwiak, 53 Hess Place, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence on premises owned by the petitioner at 53 Hess Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a six [6] foot tall fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires within nonindustrial districts, no fence or wall, other than a necessary retaining wall, over three [3] feet in height, shall extend into the front yard of any lot. The petitioner, therefore, requests a three [3] foot height variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
June 2, 2022